

For Sale By Auction | 11:00, 08 May 2025 | Lot 1

**Dersingham ROC Post, Land on the North East Side of Chalk Pit Road, Dersingham,
Norfolk PE31 6SR**

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Auction House



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Sold £45,000

- Land
- **Tenure:** Freehold

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Video tour



Finance available on this property Find out more

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Auction Conditions (</documents/auctionconditions.pdf?v=f215d3a8-1695-4ef1-9924-1155a49f914c>)

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A rare opportunity to purchase this ROC (Royal Observer Corps) monitoring post on a parcel of land with stunning countryside views



This Royal Observer Corps monitoring post and Class A Orlit hut in Dersingham are on a parcel of land measuring approximately 0.12 acres (stms) with stunning countryside views.

The "28-day rule" allows for temporary use of the land, including for camping or caravan sites, for up to 28 days in a calendar year without needing planning permission.

Tenure

Freehold

Background

ROC posts are underground structures which were constructed as a result of the Royal Observer Corps nuclear reporting role and operated by uniformed volunteers during the Cold War between 1955 and 1991. Dersingham was number 12 Post which was part of 6 group Norwich and was built in 1957. The monitoring post and hut are both in good condition.

In all but a very few instances, the posts were built to a standard design consisting of a 14 foot (4.3 m) deep access shaft, a toilet/store and a monitoring room. Almost half of the total number of posts were closed in 1968 during a reorganization. The remainder of

the posts were closed in 1991 when the majority of the ROC was stood down following the break-up of the Communist Bloc. Since then many have been demolished or remain although in a derelict condition.

Services

Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

Local Authority

Kings Lynn and West Norfolk Borough Council

Solicitors

SJP Solicitors, Ref: Ann Smith, Tel: 01485 532662

Important Notice to Prospective Buyers:

We draw your attention to the Special Conditions of Sale within the Legal Pack, referring to other charges in addition to the purchase price which may become payable. Such costs may include Search Fees, reimbursement of Sellers costs and Legal Fees, and Transfer Fees amongst others.



Additional Fees

Buyer's Premium - £1800 inc VAT payable on exchange of contracts.

Administration Charge - £1200 inc VAT payable on exchange of contracts.

Disbursements - Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.





View Larger Map (<https://maps.google.co.uk/?q=PE316SR&hl=en&gl=uk&t=m&z=14>)




Disclaimer: The map preview provided above is for general guidance only and may not accurately reflect the exact location or surrounding buildings. Prospective buyers and interested parties are strongly advised to independently verify the precise location and surroundings before bidding.


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Price Information

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

Additional Fees Information

*Please be aware there may be additional fees payable on top of the final sale price. These include and are not limited to administration charges and buyer's premium fees payable on exchange, and disbursements payable on completion. Please ensure you check the property information page for a list of any relevant additional fees as well as reading the legal pack for any disbursements.



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